

**TID 42 – Midtown Center
Periodic Report
12/31/17**

District Created: 2000

Authorized expenditure (excluding interest): \$12,225,000

Authorizing resolution(s): #000806, #010319, #130071

Projected TID cost recovery: 2015 (levy year)

Maximum legal life: 2027

Base property value: \$7,118,300

Completion status: Phase II complete

Project description

This district was created to assist Boulder Venture, Inc. with the redevelopment of the former Capitol Court shopping mall. The project plan outlined the construction of over 600,000 square feet of retail space. The first phase of this development has been completed and included a Wal-Mart, Pick 'n Save grocery store, medical clinic and 70,000 square feet of retail space. Up to \$7.25 million in the project plan was used to fund a reintroduced street system to the project's 55-acre site, site improvements and unusual site condition work.

In 2005, the Midtown streetscape enhancement project was developed to include pedestrian friendly elements such as Milwaukee Lantern and Harp-style lighting, enhanced decorative crosswalks at designated intersections, extensive landscaping and commercial district gateway signage.

In 2006, streetscape enhancements were completed and Phase II of the Midtown Shopping District was underway. Phase II, included an Office Depot store that was completed in 2007 and provided 23 new jobs to area residents. In 2008, several new retail units adjacent to Office Depot were completed and offered approximately 25 new jobs.

The Midtown Shopping Center experienced its first major setback in 2009 when the Lowe's Home Improvement store, Milwaukee's first, closed due to declining sales. Since that time, efforts have been underway to attract new retail/office uses to the former Lowe's site and a vacant Applebee's building. In 2012, junior anchor tenant Marshall's also vacated its space at Midtown Center.

Following these events, the district was amended in 2013 to fund a \$3.5 million development fund to finance redevelopment, tenant improvements and new retail facilities in the district – focusing specifically on the redevelopment or reuse of the former Lowes site and re-tenanting of the retail spaces. The amendment also provided \$1.5 million for paving projects located within one-half mile of the district boundary.

In 2014, a Planet Fitness exercise facility, and Rue 21, a clothing retailer, joined the center. City funding was approved to assist with the costs of tenant buildout costs, helping bring these tenants to the district. Also in 2014, DLC Management Corp. purchased Midtown.

In 2016, the Wal-Mart closed and DLC is currently assessing options to re-tenant the space. Also in 2016, Children's Hospital opened a 20,000 SF clinic in the former Office Depot space.

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In early 2018, Phoenix Investors proposed converting the former Lowe's into a warehouse/distribution center.

District incremental values have changed as follows:

Year	Incremental Value	Change
2017	\$ 31,733,700	-33%
2016	\$ 47,505,000	-13%
2015	\$ 54,692,300	0%
2014	\$ 54,900,500	7%
2013	\$ 51,391,300	0%
2012	\$ 51,460,600	8%
2011	\$ 47,859,300	-18%
2010	\$ 58,014,300	-20%
2009	\$ 72,950,300	-2%
2008	\$ 74,663,400	14%
2007	\$ 65,425,600	3%
2006	\$ 63,583,800	20%
2005	\$ 53,020,500	69%

Expenditures - Life to Date (as of 12/31/17)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 300,000	\$ 166,799	\$ -	\$ 165,152	\$ 1,647
Public Improvements	2,125,000	1,894,825	12,937	1,600,926	280,962
Development Fund	3,300,000	284,560		285,305	(745)
Grant to Developer	6,500,000	6,498,340	-	6,498,340	-
Capitalized Interest	712,500	804,292	-	804,342	(50)
Total	\$ 12,937,500	\$ 9,648,816	\$ 12,937	\$ 9,354,065	\$ 281,814

Financing Costs – Interest Paid through 12/31/2017: \$3,727,394

Revenue/Value Performance (as of 12/31/2017)

	Projected	Actual
Property value	*	\$ 38,852,000
Incremental value	*	\$ 31,733,700
Incremental taxes	*	\$ 21,341,217
State aid	*	\$ 94,396

* Not projected after 2013.

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.